



Hanover Planning Board

Meeting Agenda

*August 1, 2016, 6:45 p.m.
Hanover Town Hall
Second Floor Public Hearing Room
550 Hanover Street
Hanover, MA 02339*

1. 6:45 p.m. – Call meeting to order
2. Review Minutes from Planning Board Meeting held on June 20th, 2016.
3. Minor Modification: 409 Columbia Road case TPL-15-8:
Tractor Supply Co. has requested a minor modification to alter the location of the previously approved Planning Board decision granting the applicant a special permit for outdoor storage at 409 Columbia Road.
4. Xengo Estates Definitive Subdivision case TPL-14-13:
The applicant has requested the release of the Planning Board road construction bond and remaining consultant review fund monies.
5. Extension of Twin Fawn Drive Subdivision case TPL-13-8:
The applicant has requested the release of the Planning Board consultant review fund monies.
6. 7:00 p.m. Public Hearings
7. Continued Public Hearing for Special Permits and Site Plan Approval: 577-579 Washington Street, case TPL-16-9

The Planning Board will reopen the public hearing for the applicant of Star Ice Partners, LLC, 637 Washington Street, Hanover, MA requests a Special Permit and Site Plan Approval propose an expansion on a vacant automobile dealership and proposing the development of a Dairy Queen restaurant. This work includes the demolition of the existing building on the property, construction of a new building and the reconstruction of the existing parking area to provide additional parking and update storm water quality controls. A revised site plan dated July 13, 2016 will be presented to the Planning Board at the public hearing.

Other matters presented to the Board:

The current ownership of the University Sports Complex have submitted a letter to the Hanover Planning Board requesting further discuss concerning the Traffic Mitigation payments as voted January 25, 2016 to Minor Modification –The University Sports Complex–PB12-13SP as voted September 28, 2016.

8. Public Hearing for Outdoor Storage Special Permits: 965 Washington Street, case TPL-16-10
The Planning Board will open the public hearing for the application of Rosa Farms, LLC c/o Phil Consolo, 695 Washington Street, Hanover, MA requesting a Special Permit under Section 5.610: Outdoor Storage proposing a pergola structure for exterior market space for the sale of goods for outdoor sale on the premise. The property lies in the Commercial Zoning District and Aquifer Protection District.

9. Public Hearing for Definitive Subdivision “Benjamin Brook Estates”, case TPL-16-11

The Planning Board will open the public hearing for the application of Joan and Jonathan D. Shellington, 33 Anderson Farm Lane, Hanover, MA. In accordance with the provisions of M.G.L., Chap. 41, Sec. 81T, a public hearing will be held for the proposed development of a residential definitive subdivision plan, to be known as “Benjamin Brook Estates”. The property is further identifies as Lot: 8 on Assessors’ Map: 20 and is located on the northerly side of Anderson Farm Lane. Said subdivision contains six (6) lots; the property on which the subdivision is to be located consists of approximately 9.20 + acres of land. The entrance road to the subdivision is proposed to be located at 33 Anderson Farm Lane.

10. Public Hearing for Definitive Subdivision “Spring Street Knoll”, case TPL-16-12

The Planning Board will open the public hearing for the application of Michael J. McSherry, 6 Leah Drive, Rockland, MA. In accordance with the provisions of M.G.L., Chap. 41, Sec. 81T, and Section 5.870 B. (Special Permit for a Common Drive), a public hearing will be held for the proposed development of a residential definitive subdivision plan, to be known as “Spring Street Knoll”. The property is further identifies as Lot: 8 on Assessors’ Map: 55 and is located on the easterly side of Main Street. Said subdivision contains three (3) lots; the property on which the subdivision is to be located consists of approximately 4.58 ± acres of land. The entrance road to the subdivision is proposed to be located at 132 Spring Street.

11. Public Hearing for Special Permits and Site Plan Approval: 2001 Washington Street case TPL-16-13

The Planning Board will open the public hearing for the application of Mass Organic Therapy, PO Box 771, Pembroke, MA 02359. In accordance with Sections 9 & 11 and the Zoning By-Law for the Town, Section 6.15.0, (Registered Marijuana Dispensaries) and Section 10 (Site Plan Approval), public hearing will be held for the proposed development of a registered medical marijuana dispensary located at 2001 Washington Street.

The applicant proposes to use the ground floor of the building identified as 2001 Washington Street, making up about 4,700 sq. ft. for the purpose of dispensing medical marijuana using a state issued RMD license in accordance with all state and local regulations. The site is located at 2001 Washington Street and is further identified as Lot 02 on Assessor’s Map 05. The site lies in the Commercial Zoning District, Adult Use and Medical Marijuana Overlay District. The property contains approximately 2.72 acres.

This Agenda is subject to change without notice